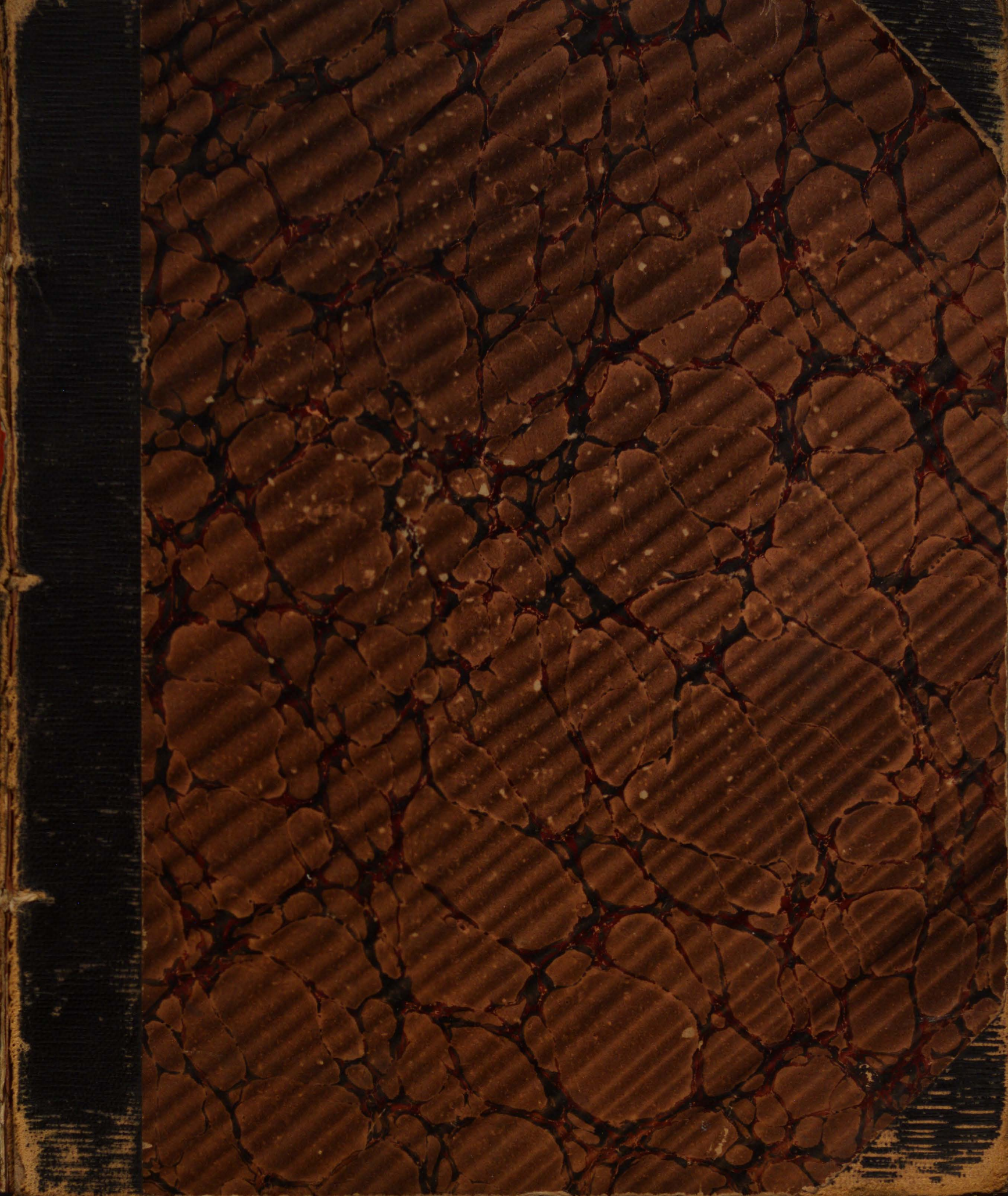




PEABODY INSTITUTE,
PEABODY MASS.



Reports of the Trustees
of the
Peabody Donation
Fund.

London, Eng. Vol. 2.
1873 - 1883.

London, 1872-1882.

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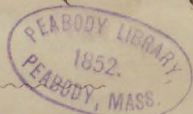
1873

The Peabody Donation Fund.

1873

1873-1874

7-2



REPORT OF THE TRUSTEES FOR THE YEAR 1873.

DURING the past year the Trustees have received from Mr. Peabody's Executors, in accordance with the terms of his will, the sum of £150,000, so that the whole amount given and bequeathed by Mr. Peabody to the Trustees is £500,000. To this sum has been added, by receipts from rents and interest, £78,059 9s. 5d., making the total fund on the 31st December last, £578,059 9s. 5d., as shown in the subjoined statements of accounts.

The Trustees have expended up to the close of the year, in land and buildings, £300,000; say £102,000 for land, and £198,000 for buildings. Upwards of £66,000 of this sum is at present unproductive, as two sites are not yet built upon, and the dwellings upon two other sites are not finished.

The number of families now in residence at the Trustees' buildings is 882, occupying 1875 rooms. The average rent per room is 1s. 10d. per week, and the average weekly earnings of the head of each family is about £1 3s. 1d. Although the cost of labour and building materials is constantly increasing, the Trustees have not, up to the present time, advanced their rents, saving in a few exceptional instances: while at Shadwell, where there is a large number of very poor people, the rents have been reduced, so that the average per room in these dwellings does not exceed 1s. 7d. The rents have also been somewhat lowered at Islington.

Since the issue of the Report for 1872, the Trustees have purchased a site of about four and a half acres near the Grosvenor Road, Pimlico, and within a short distance of the Victoria Station. Two more blocks for the accommodation of 44 families have been built on the Blackfriars Road Estate, which will shortly be opened; while 16 blocks for 352 families are in course of erection on the site near Stamford Street. The dwellings in the Blackfriars Road are so much sought after, that the Trustees feel confident that the large number of tenements now being built by them on the south side of the river will be easily filled. The Trustees had hoped to be able to open six new blocks of buildings at Bermondsey, in the month of October last, but, owing to the tardiness of the contractors, they are not yet completed. These blocks will accommodate 72 families.

The expenditure during the year, for land and buildings, exceeds £39,000, and the income of the two trusts amounts to £12,973 5s. 8d. as shewn in the annexed Balance Sheet. The net income derived from the buildings is about two and a half per cent. per annum upon the outlay. It should, however, be stated that, while on the first buildings the income is under two per cent., on those lately erected at Blackfriars the return is over four per cent.

The Liberty Bells

REPORT OF THE TRUSTEES FOR THE YEAR 1882

The Trustees of the Liberty Bells have the honor to acknowledge the receipt of the report of the Committee on the State of the Union, and to express their appreciation of the efforts of the Committee to secure the passage of the bill for the establishment of a National Library.

The Committee on the State of the Union has also reported on the bill for the establishment of a National Library, and has recommended its passage. The Trustees of the Liberty Bells are in full agreement with the Committee, and are confident that the bill will be passed by the Congress.

The Trustees of the Liberty Bells are also in full agreement with the Committee on the State of the Union, and are confident that the bill will be passed by the Congress.

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FIRST TRUST.

CAPITAL ACCOUNT.

DEBIT—				CREDIT—			
		£	s. d.			£	s. d.
Amount as per last Report ...	...	186,733	4 11	Cost of Land and Buildings...	...	165,936	13 10
Balance of Income ...	...	3,729	7 10	Investments ...	...	19,900	0 0
				Cash at Interest ...	...	3,000	0 0
				Ditto at Bank of England ...	1,628 0 10		
				Less due to Secretary ...	2 1 11		
						1,625	18 11
		<u>£190,462</u>	<u>12 9</u>			<u>£190,462</u>	<u>12 9</u>

INCOME ACCOUNT.

RECEIPTS—				EXPENDITURE—			
		£	s. d.			£	s. d.
Rents, Spitalfields Estate ...	...	1,027	0 11	Rates, Gas, Water, Repairs and Superintendence—	...		
Do. Islington ...	...	1,692	10 9	Spitalfields Estate ...	...	603	1 1
Do. Shadwell ...	...	1,600	3 9	Islington ...	...	851	11 10
Do. Westminster ...	...	1,206	8 6	Shadwell ...	...	1,072	13 6
Do. Chelsea ...	...	602	8 4	Westminster... ..	...	483	7 1
Interest on Investments, &c. ...	...	1,008	8 1	Chelsea ...	...	216	7 7
				Expenses of Management ...	...	180	11 5
				Balance to Capital Account ...	...	3,729	7 10
		<u>£7,137</u>	<u>0 4</u>			<u>£7,137</u>	<u>0 4</u>

SECOND TRUST.

CAPITAL ACCOUNT.

DEBIT—				CREDIT—			
		£	s. d.			£	s. d.
Amount as per last Report ...	...	228,352	18 10	Cost of Land and Buildings...	...	134,124	18 6
Received of Executors of George Peabody, 6th October, 1873 ...	...	100,000	0 0	Investments ...	...	105,012	10 0
Do. do. 31st December, 1873...	...	50,000	0 0	Cash at Interest ...	...	95,000	0 0
Balance of Income ...	...	9,243	17 10	Do. at Bank of England ...	...	53,456	4 10
				Do. in Hand ...	...	3	3 4
		<u>£387,596</u>	<u>16 8</u>			<u>£387,596</u>	<u>16 8</u>

INCOME ACCOUNT.

RECEIPTS—				EXPENDITURE—			
		£	s. d.			£	s. d.
Rents, Blackfriars Estate ...	...	3,294	4 3	Rates, Gas, Water, Repairs and Superintendence—	...		
Do. Stamford Street Estate ...	...	290	6 5	Blackfriars Estate ...	...	850	14 3
Do. Stockwell Estate ...	...	286	18 9	Stamford Street Estate ...	...	75	13 1
Do. Chelsea ...	...	81	4 1	Stockwell Estate ...	...	11	12 8
Interest received ...	...	6,494	0 1	Chelsea ...	...	1	6 0
				Expenses of Management ...	...	263	9 9
				Balance to Capital Account...	...	9,243	17 10
		<u>£10,446</u>	<u>13 7</u>			<u>£10,446</u>	<u>13 7</u>

FIRST TRUST

CAPITAL ACCOUNT

Balance forward	100.00	
Interest on bonds	10.00	
Interest on stocks	20.00	
Dividends	5.00	
Profit on sale of bonds	15.00	
Profit on sale of stocks	30.00	
Loss on sale of bonds	(10.00)	
Loss on sale of stocks	(20.00)	
Transfer to income account	(100.00)	
Balance	10.00	

INCOME ACCOUNT

Interest on bonds	10.00	
Interest on stocks	20.00	
Dividends	5.00	
Profit on sale of bonds	15.00	
Profit on sale of stocks	30.00	
Loss on sale of bonds	(10.00)	
Loss on sale of stocks	(20.00)	
Transfer from capital account	(10.00)	
Balance	10.00	

SECOND TRUST

CAPITAL ACCOUNT

Balance forward	100.00	
Interest on bonds	10.00	
Interest on stocks	20.00	
Dividends	5.00	
Profit on sale of bonds	15.00	
Profit on sale of stocks	30.00	
Loss on sale of bonds	(10.00)	
Loss on sale of stocks	(20.00)	
Transfer to income account	(100.00)	
Balance	10.00	

INCOME ACCOUNT

Interest on bonds	10.00	
Interest on stocks	20.00	
Dividends	5.00	
Profit on sale of bonds	15.00	
Profit on sale of stocks	30.00	
Loss on sale of bonds	(10.00)	
Loss on sale of stocks	(20.00)	
Transfer from capital account	(10.00)	
Balance	10.00	

1874

The Peabody Donation Fund.

REPORT OF THE TRUSTEES FOR THE YEAR 1874.

THE Trustees of the Peabody Donation Fund submit to the Public a Report of their proceedings and financial statement for the year ending the 31st of December, 1874.

As stated in the last Report, the amount of the Fund on the 31st of December, 1873, was £578,059 9s. 5d. To this sum has been added, from rents and interest on investments during the past year, £15,568 8s. 2d., making the total Fund on the 31st of December last £593,627 17s. 7d., as shown in the annexed statements of accounts.

During the year the Trustees have spent in the purchase of land and the erection of buildings the sum of £80,223 7s. 3d., and the whole amount thus expended since the creation of the trusts has been £380,284 19s. 7d., leaving £213,342 18s. 0d. available for future operations.

The two new blocks of buildings at Blackfriars, alluded to in the Report for 1873, are now occupied by 44 families.

The new buildings in Duke Street, Stamford Street, with accommodation for 352 families, are completed, and will be ready for occupation in April next; and the six new blocks in East Lane, Bermondsey, for 72 families, will be opened during the summer. Before the close of the year the Trustees will have accommodation for 1,376 families.

Considerable progress has been made in the erection of twelve new blocks of buildings on the Southwark Street site, which will contain 264 separate tenements, but these will not be ready for occupation until 1876.

The number of families in residence at the end of the year was 954, consisting of 3,815 individuals, an average of four persons to each family. The average weekly wages of the head of each family was £1 3s. 5d., varying from £1 0s. 6d. at Chelsea, to £1 4s. 2d. at Spitalfields and Blackfriars. The average rent of each dwelling was 3s. 11d. per week, and that of each room 1s. 10d. No charge is made for water; and the weekly rent includes the use of bath-room. and laundry.

The net returns from all the buildings now opened show an income of £6,426 12s. 8d. per annum, being at the rate of $2\frac{3}{4}$ per cent. upon the capital expended.

The Trustees have pleasure in stating that the buildings last erected not only give to the tenants greater convenience and larger rooms, but return a higher per centage upon the outlay than those first built.

In consequence of scarlet fever having been so extensively prevalent during a portion of the past year in the East of London, the number of deaths in the buildings at Shadwell was beyond that of any previous year: but notwithstanding this, the death rate in the whole of the buildings taken together was only 23 per 1,000; but omitting Shadwell, the death rate in the other buildings was as low as 17·4 per 1000.

J. CROUCH,

Secretary.

[P.T.O.]

LONDON, *February*, 1875.

TABLE SHOWING THE RENTS CHARGED AT EACH BUILDING.

WHERE SITUATE.	ONE ROOM.	TWO ROOMS.	THREE ROOMS.
Shadwell	2/ to 2/3	3/ to 3/3	4/ to 4/3
Chelsea.....	2/3 to 2/6	3/6 to 3/9	4/6
Islington	2/6	3/3 to 3/9	5/
Spitalfields	2/6	4/	5/
Westminster	2/6	4/ to 4/6	5/ to 5/6
Blackfriars	2/6 to 3/	4/ to 4/6	5/ to 5/9

FIRST TRUST.

CAPITAL ACCOUNT.

DEBIT—				£	s.	d.
Amount as per last Report	..	..	..	190,462	12	9
Balance of Income	..	..	..	4,539	14	6
				£195,002	7	3

CREDIT—				£	s.	d.
Cost of Land and Buildings	..	..	..	171,171	15	4
Investments	..	..	..	19,900	0	0
Cash at Interest	..	..	..	1,500	0	0
Ditto at Bank of England	..	..	..	2,424	9	1
Ditto in hands of Secretary	..	..	..	6	2	10
				£195,002	7	3

INCOME ACCOUNT.

RECEIPTS—				£	s.	d.
Rents, Spitalfields Estate	..	..	..	1,102	5	3
Do. Islington	..	..	..	1,703	3	7
Do. Shadwell	..	..	..	1,609	6	0
Do. Westminster	..	..	..	1,311	18	9
Do. Chelsea	..	..	..	599	12	0
Do. Interest on Investments, &c.	..	..	..	860	19	9
				£7,187	5	4

EXPENDITURE—				£	s.	d.
Rates, Gas, Water, Repairs and Superintendence,						
Spitalfields Estate	..	..	..	318	17	7
Islington	..	..	..	685	5	11
Shadwell	..	..	..	787	12	6
Westminster	..	..	..	438	18	6
Chelsea	..	..	..	255	14	5
Expenses of Management	..	..	..	161	1	11
Balance to Capital Account	..	..	..	4,539	14	6
				£7,187	5	4

SECOND TRUST.

CAPITAL ACCOUNT.

DEBIT—				£	s.	d.
Amount as per last Report	..	..	..	387,596	16	8
Balance of Income	..	..	..	11,028	13	8
				£398,625	10	4

CREDIT—				£	s.	d.
Cost of Land and Buildings	..	..	..	209,113	4	3
Investments	..	..	..	182,842	16	3
Cash at Interest	..	..	..	2,000	0	0
Cash at Bank of England	..	..	..	4,669	9	10
				£398,625	10	4

INCOME ACCOUNT.

RECEIPTS—				£	s.	d.
Rents, Blackfriars Estate	..	..	..	3,674	7	3
Do. Stamford Street Estate	..	..	..	4	1	4
Do. Stockwell Estate	..	..	..	516	4	0
Do. Chelsea	..	..	..	67	3	1
Interest on Investments, &c.	..	..	..	8,159	13	7
				£12,421	9	3

EXPENDITURE—				£	s.	d.
Rates, Gas, Water, Repairs and Superintendence,						
Blackfriars Estate	..	..	..	1,087	11	3
Stamford Street Estate	..	..	..	32	5	6
Stockwell	..	..	..	1	1	0
Expense Account	..	..	..	271	17	10
Balance to Capital Account	..	..	..	11,028	13	8
				£12,421	9	3

We have examined the above Accounts for the year 1874, and compared the same with the Books, Vouchers and Securities of the Trusts, and find the same to be correct,

C. F. KEMP, FORD & Co.,

PUBLIC ACCOUNTANTS,

8, WALBROOK, LONDON, E.C.

1875

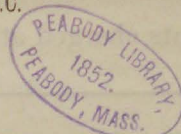
The Peabody Donation Fund.

TRUSTEES.

The Rt. Hon. The Earl of DERBY, (Chairman.)
His Excellency THE UNITED STATES MINISTER.
The Rt. Hon. Sir STAFFORD H. NORTHCOTE, Bart., M.P.

Sir CURTIS M. LAMPSON, Bart.
Sir CHARLES REED.
J. S. MORGAN, Esq.

Secretary: J. CROUCH, 64, Queen Street, Cheapside, E.C.



REPORT OF THE TRUSTEES FOR THE YEAR 1875.

In compliance with the desire, of the late Mr. Peabody, that statements of Receipts and Expenditure, and of the progress in Building, should annually be published, the Trustees of the Peabody Donation Fund submit to the public the following report of proceedings for the year ending the 31st of December, 1875.

The Financial Accounts, duly audited by Messrs. C. F. Kemp, Ford and Co., of Walbrook, and whose certificate is annexed, show that the net income of the year 1875 was £18,425 18s. 9d; which sum, added to the amount of the Fund given in the last Report (£593,627 17s. 7d.), makes the total, on the 31st of December last, £612,053 16s. 4d.

During the year the Trustees have laid out, in the purchase of land and the erection of buildings, £69,092 5s. 3d.; and the sum in their hands at the end of the year, available for future operations, was £162,676 11s. 6d.

In April last, the new buildings in Duke Street, Stamford Street, were opened, and in July those at Bermondsey, giving accommodation to 424 families.

The twelve new blocks of buildings in Southwark Street, for 264 families, are now finished, and being occupied. These buildings, being in such close proximity to the business parts of the City, are most eagerly sought after, upwards of 1,000 applications having been made for the 264 sets of rooms.

Twelve blocks of buildings of 200 tenements, near the Grosvenor Road, Pimlico, are rapidly approaching completion, and will be opened during the summer. When these are occupied, the Trustees will have provided dwellings for 1,846 families.

The freehold of about an acre and a quarter of land, in Little Coram Street, has lately been purchased; but as the leases on this property have several years to run, this site may not be available for building purposes for some time to come.

The average weekly earnings of the head of each family in residence, at the close of the year, was £1 3s. 10d. The average rent of each tenement was 4s. 0½d. per week, and of each room, 1s. 11d. The tenants have the use of sculleries, laundries, and bath rooms, free of charge.

The rents charged at the various groups of buildings are as follows:—

WHERE SITUATE.	ONE ROOM.	TWO ROOMS.	THREE ROOMS.
Shadwell	2/ to 2/3	3/ to 3/3	4/ to 4/3
Chelsea	2/3 to 2/6	3/6 to 3/9	4/6
Islington	2/6	3/3 to 3/9	5/
*Spitalfields	2/6	3/6 to 4/	5/
Bermondsey	2/3 to 2/6	4/ to 4/3	5/ to 5/6
Westminster	2/6	4/ to 4/6	5/ to 5/6
Blackfriars Road	2/6 to 3/	4/ to 4/6	5/ to 5/9
Stamford Street	2/9 to 3/	4/3 to 4/6	5/ to 5/9
Southwark Street	3/	4/3 to 4/9	5/3 to 5/9

* There are three sets of extra large rooms on this property over one of the shops, for which higher rents are charged.

The net income derived from the buildings occupied was a trifle over 3 per cent. per annum on the actual cost of land and buildings.

Notwithstanding an epidemic at the Chelsea buildings, which caused a large number of deaths among the children, the death rate for the year, in the whole of the buildings taken together, was 20·8 per 1,000.

J. CROUCH, *Secretary.*

LONDON, February, 1876.

FIRST TRUST.

CAPITAL ACCOUNT.

DEBIT—				CREDIT—			
		£	s. d.			£	s. d.
Amount as per last Report	..	195,002	7 3	Land and Buildings	..	173,313	17 0
Balance of Income	..	4,681	11 6	Investments	..	24,035	0 0
				Cash at Bank of England	..	2,322	17 3
				Ditto in hands of Secretary	..	12	4 6
		<u>£199,683</u>	<u>18 9</u>			<u>£199,683</u>	<u>18 9</u>

INCOME ACCOUNT.

RECEIPTS—				EXPENDITURE—			
		£	s. d.			£	s. d.
Rents, Spitalfields Estate	..	954	14 6	Rates, Gas, Water, Superintendence, &c.	..	272	17 0
Do. Islington	..	1,707	7 11	Spitalfields Estate	..	856	12 6
Do. Shadwell	..	1,623	4 9	Islington	..	697	5 1
Do. Westminster	..	1,335	8 9	Shadwell	..	483	15 5
Do. Chelsea	..	603	18 6	Westminster	..	271	18 5
Do. Bermondsey	..	337	17 6	Chelsea	..	57	14 6
Interest on Investments, &c.	..	942	16 8	Bermondsey	..	183	14 2
		<u>£7,505</u>	<u>8 7</u>	Expenses of Management	..	4,681	11 6
				Balance to Capital Account	..	<u>£7,505</u>	<u>8 7</u>

SECOND TRUST.

CAPITAL ACCOUNT.

DEBIT—				CREDIT—			
		£	s. d.			£	s. d.
Amount as per last Report	..	398,625	10 4	Land and Buildings	..	276,063	7 10
Balance of Income	..	13,744	7 3	Investments	..	130,822	10 0
				Cash at Bank of England	..	5,480	10 11
				Ditto in hands of Secretary	..	3	8 10
		<u>£412,369</u>	<u>17 7</u>			<u>£412,369</u>	<u>17 7</u>

INCOME ACCOUNT.

RECEIPTS—				EXPENDITURE—			
		£	s. d.			£	s. d.
Rents, Blackfriars Road Estate	..	3,797	15 0	Rates, Gas, Water, Superintendence, &c.,	..	1,045	14 6
Do. Stamford Street	..	2,817	18 0	Blackfriars Road Estate	..	654	16 11
Do. Stockwell Estate	..	775	14 6	Stamford Street	..	2	13 8
Do. Grosvenor Road Estate	..	123	9 8	Stockwell Estate	..	1	7 0
Do. Chelsea Estate	..	44	19 0	Chelsea	..	14	6 3
Interest on Investments, &c.	..	8,185	8 3	Southwark Street Estate	..	281	18 10
		<u>£15,745</u>	<u>4 5</u>	Expenses of Management	..	13,744	7 3
				Balance to Capital Account	..	<u>£15,745</u>	<u>4 5</u>

We have examined the above Accounts for the year ending 31st December, 1875, and have compared them with the Books, Vouchers and Securities of the Trusts, and find the same to be correct,

C. F. KEMP, FORD & Co.,

8, WALBROOK, LONDON, E.C.

1876. 1876

The Peabody Donation Fund.

TRUSTEES.

The Rt. Hon. The Earl of DERBY, (Chairman.)
His Excellency THE UNITED STATES MINISTER.
The Rt. Hon. Sir STAFFORD H. NORTHCOTE, Bart., M.P.

Sir CURTIS M. LAMPSON, Bart.
Sir CHARLES REED.
J. S. MORGAN, Esq.

Secretary : J. CROUCH, 64, Queen Street, Cheapside, E.C.

REPORT OF THE TRUSTEES FOR THE YEAR 1876.

The Trustees submit to the Public the following Report for the year ending the 31st day of December, 1876.

The Estate at Stockwell has been sold, realising a profit of £10,275 7s. 9d., the situation having been found inconvenient for the purposes contemplated by the Trust.

The amount of the Fund at the close of the year 1875 was £612,053 16s. 4d., as stated in the last Report. To this sum has been added £20,987 15s. 10d., the net income of the past year, and also the gain upon the sale of the Stockwell property, so that the total amount of the two trusts on the 31st of December last, was £643,316 19s. 11d., as shewn in the accompanying financial statements.

The Trustees have spent during the year, the sum of £27,428 6s. 8d., in the purchase of land and in the erection of buildings; the amount of unexpended capital at the end of the year was £166,511 8s. 5d.

Twelve blocks of buildings near Ebury Bridge, Pimlico, containing 198 separate dwellings, were completed and opened in the month of August last. The applications for rooms in these buildings were so numerous that the Trustees immediately decided upon building 14 more blocks on the same site, which will afford accommodation for 272 families.

The Trustees having acquired the leasehold interest upon their freehold land, in James Street, Westminster, adjoining Peabody Square, have just entered into a contract for the erection of two additional blocks thereon to accommodate 47 families.

When the buildings now in course of construction, to be completed during the present year, are finished, the Trustees will have provided dwellings for 2,165 families.

The average weekly wages of the head of each family in residence at the close of the past year was £1 4s. 4½d., varying from £1 2s. 2d. at Shadwell, to £1 5s. 10d. at Southwark Street. The nature of the employment of the tenants is annexed to this Report.

The average rent of each tenement is 4s. 3d. per week, which includes the free use of sculleries, laundries and bath-rooms.

THE RENTS CHARGED AT THE VARIOUS GROUPS OF BUILDINGS ARE SET FORTH IN THE FOLLOWING TABLE.

WHERE SITUATE.	ONE ROOM.	TWO ROOMS.	THREE ROOMS.	FOUR ROOMS.
Shadwell	2/ to 2/3	3/ to 3/3	4/ to 4/3	
Chelsea	2/3 to 2/6	3/6 to 3/9	4/6	
Islington	2/6	3/3 to 3/9	5/	
*Spitalfields	2/6	3/6 to 4/	5/	
Bermondsey	2/3 to 2/6	4/ to 4/3	5/ to 5/6	
Westminster	2/6	4/ to 4/6	5/ to 5/6	
Blackfriars Road	2/6 to 3/	4/ to 4/6	5/ to 5/9	
Stamford Street	2/9 to 3/	4/3 to 4/6	5/ to 5/9	
Southwark Street	3/	4/3 to 4/9	5/3 to 5/9	
Pimlico	3/	4/6	5/9	7/6

* There are three sets of extra large rooms on this property over one of the shops, for which higher rents are charged.

The net income derived from the buildings occupied during the year slightly exceeded 3 per cent. per annum upon the cost of land and buildings.

The number of persons in residence at the end of the year was 7,797, and the death rate, calculated upon the mean number of inhabitants during the year, was 19.02 per 1,000.

J. CROUCH, *Secretary.*

LONDON, February, 1877.

TABLE SHEWING THE EMPLOYMENT OF THE TENANTS.

Bakers	10	French Polishers	3	Police Constables	92
Bookbinders	21	Hatters	20	Porters	166
Boot and Shoe Makers	25	Harness Makers	8	Printers	65
Brewers' Men	7	Labourers	545	Sawyers	5
Bricklayers	11	Lamplighters	4	Scripture Readers	9
Brush Makers	4	Laundresses	6	Shopmen	8
Cabinet Makers	4	Leather Dressers	5	Smiths	61
Cabmen	9	Letter Carriers, &c.	34	Stevedores	6
Carmen	65	Lightermen	6	Stokers	20
Carpenters	27	Mangle Women	4	Storekeepers	7
Charwomen	43	Mariners	17	Supernumerary Clerks	22
Coachmen and Stablemen	15	Masons	5	Tailors	29
Coal Heavers	5	Messengers	25	Tanners	7
Coopers	15	Milkmen	5	Time Keepers	4
Cork Cutters	4	Mustard Makers	13	Turners	7
Customs' Officers	6	Needle Women	103	Various Handicrafts	98
Dustmen	3	Nurses	15	Waiters	19
Enginemmen	15	Office Keepers	6	Warehousemen	30
Envelope Cutters	8	Painters, &c.	38	Watchmen	12
Farriers	3	Pensioners	10		

FINANCIAL STATEMENT FOR THE YEAR ENDING 31st DECEMBER, 1876.

FIRST TRUST.

CAPITAL ACCOUNT.

DEBIT—				£	s.	d.	CREDIT—				£	s.	d.
Amount as per last Report	...	...	...	199,683	18	9	Land and Buildings	...	...	...	173,943	0	8
Balance of Income	...	...	...	4,510	9	3	Investments	...	...	...	28,380	0	0
							Cash at Bank of England	...	...	...	1,846	18	7
							Ditto in hands of Secretary	...	...	...	24	8	9
				<u>£204,194</u>	<u>8</u>	<u>0</u>					<u>£204,194</u>	<u>8</u>	<u>0</u>

INCOME ACCOUNT.

RECEIPTS—				£	s.	d.	EXPENDITURE—				£	s.	d.
Rents, Spitalfields Estate	...	...	...	1,062	1	6	Rates, Gas, Water, Superintendence, &c.	...	...	...	372	7	2
Do. Islington	..	..	..	1,711	16	10	Spitalfields Estate	...	...	...	928	15	0
Do. Shadwell	..	..	..	1,623	3	0	Islington	..	..	..	1,032	4	0
Do. Westminster	..	..	..	1,331	0	5	Shadwell	..	..	..	482	4	1
Do. Chelsea	..	..	..	605	8	3	Westminster	..	..	..	267	15	9
Do. Bermondsey	..	..	..	730	10	0	Chelsea	..	..	..	270	19	6
Interest on Investments	...	...	...	1,014	7	11	Bermondsey	..	..	..	213	13	2
				<u>£8,078</u>	<u>7</u>	<u>11</u>	Expenses of Management	...	...	...	4,510	9	3
							Balance to Capital Account	...	...	...	<u>£8,078</u>	<u>7</u>	<u>11</u>

SECOND TRUST.

CAPITAL ACCOUNT.

DEBIT—				£	s.	d.	CREDIT—				£	s.	d.
Amount as per last Report	...	...	...	412,369	17	7	Land and Buildings	...	...	...	302,862	10	10
Gain on Sales of Land at Stockwell	...	...	...	10,275	7	9	Investments	...	...	...	126,487	10	0
Balance of Income	...	...	...	16,477	6	7	Cash at Interest...	...	...	...	7,000	0	0
				<u>£439,122</u>	<u>11</u>	<u>11</u>	Cash at Bank of England	...	...	...	2,754	2	11
							Ditto in hands of Secretary	...	...	...	18	8	2
											<u>£439,122</u>	<u>11</u>	<u>11</u>

INCOME ACCOUNT.

RECEIPTS—				£	s.	d.	EXPENDITURE—				£	s.	d.
Rents, Blackfriars Road Estate	...	...	...	3,802	19	3	Rates, Gas, Water, Superintendence, &c.	...	...	...	1,082	16	7
Do. Stamford Street	..	..	..	4,075	10	9	Blackfriars Road Estate	...	...	...	957	12	9
Do. Southwark	..	..	..	2,840	12	6	Stamford Street	..	..	..	585	6	11
Do. Pimlico	..	..	..	1,045	17	11	Southwark	..	..	..	162	15	6
Do. Chelsea	..	..	..	43	10	0	Pimlico	..	..	..	3	17	1
Do. Stockwell	..	..	..	632	18	1	Chelsea	..	..	..	358	16	7
Do. Little Coram Street	..	..	..	125	1	10	Expenses of Management	...	...	...	16,477	6	7
Interest, &c., on Investments	...	...	...	7,062	1	8	Balance to Capital Account	...	...	...	<u>£19,628</u>	<u>12</u>	<u>0</u>
				<u>£19,628</u>	<u>12</u>	<u>0</u>							

We have examined the above Accounts for the year ending 31st December, 1876, and have compared them with the Books, Vouchers and Securities of the Trusts, and find the same to be correct,

C. F. KEMP, FORD & Co.,

8, WALBROOK, LONDON, E.C.

1877.

THE THIRTEENTH ANNUAL REPORT

OF THE

TRUSTEES OF THE PEABODY DONATION FUND.

TRUSTEES.

The Rt. Hon. The Earl of DERBY (Chairman).
His Excellency THE UNITED STATES MINISTER.
The Rt. Hon. Sir STAFFORD H. NORTHCOTE, Bart., M.P.

Sir CURTIS M. LAMPSON, Bart.
Sir CHARLES REED.
J. S. MORGAN, Esq.

Secretary: J. CROUCH, 64, Queen Street, Cheapside, E.C.

The Trustees have much pleasure in announcing that they have received a donation of £12,065 towards the general purposes of the Fund from an anonymous source.

The amount of the Fund at the close of the year 1876 was £643,316 19s. 11d. To this has been added the sum of £21,783 16s. 6d., the net income of the past year, and the donation above mentioned, thus making the total amount of the Trusts on the 31st of December last £677,165 16s. 5d., as shown in the accompanying statements of Account.

The sum of £72,627 3s. 8d. has been spent during the past year in the purchase of freehold property and the erection of buildings. Of this sum, £25,000 was paid for the purchase of Rochester Buildings, Old Pye Street, Westminster, belonging to Mrs. William Gibbs, who sold the estate greatly below its original cost as she felt that this undertaking of her late husband for the benefit of the Poor would be better managed by the Peabody Trustees than if she retained it in her own hands. As there is some unoccupied land on this property on which new dwellings can be erected, and as parts of the present buildings can be enlarged and improved, thereby affording increased accommodation in this overcrowded neighbourhood, the Trustees thought it desirable to accept Mrs. Gibbs' liberal offer.

The new buildings near Ebury Bridge, Pimlico, referred to in the last Report, have recently been finished and are now being occupied. These contain 272 separate dwellings, comprising 670 rooms. The applications for these dwellings are far in excess of the numbers that can be accommodated. The Trustees have now upon this site no less than 470 tenements.

Two blocks in James Street, Westminster, adjoining the Peabody Buildings, Brewer's Green, are nearly completed, and will be occupied early in the Spring. These contain accommodation for 47 families.

The Trustees have up to the present time provided accommodation for 2,341 families, or upwards of 10,000 persons.

The average weekly earnings of the head of each family in residence at the end of the year was £1 4s. 6d., varying from £1 0s. 10d. at Shadwell, to £1 6s. 3d. at Southwark Street. The nature of the occupation of the tenants is annexed to this Report.

The average rent of each dwelling is 4s. 2d. per week, which includes the free use of sculleries, laundries and bath-rooms.

THE RENTS CHARGED AT THE VARIOUS GROUPS OF BUILDINGS ARE SET FORTH IN THE FOLLOWING TABLE.

WHERE SITUATE.	ONE ROOM.	TWO ROOMS.	THREE ROOMS.	FOUR ROOMS
Shadwell	2/ to 2/3	3/ to 3/3	4/ to 4/3	
Chelsea	2/3 to 2/6	3/6 to 3/9	4/6	
Islington	2/6	3/3 to 3/9	5/	
*Spitalfields	2/6	3/6 to 4/	5/	
Bermondsey	2/3 to 2/6	4/ to 4/3	5/ to 5/6	
Westminster	2/6	4/ to 4/6	5/ to 5/6	
Old Pye Street	2/6 to 3/6	3/9 to 4/9	5/ to 5/6	
Blackfriars Road.....	2/6 to 3/	4/ to 4/6	5/ to 5/9	
Stamford Street ...	2/6 to 3/	4/3 to 4/6	5/ to 5/9	
Southwark Street	3/	4/3 to 4/9	5/3 to 5/9	
Pimlico	2/9 to 3/	4/6	5/9	7/6
* There are three sets of extra large rooms on this property, for which higher rents are charged.				

The net income derived from the buildings occupied is about 3½ per cent. per annum upon the cost.

The number of persons in residence at the close of the year was 8,658, and the death rate calculated upon the mean number of inhabitants during the year was 20·3 per 1,000. This calculation is based upon the returns of the actual number of deaths reported by the Superintendents, and checked by data derived from the District Registrars, and from the General Register Office.

J. CROUCH, *Secretary.*

LONDON, *February, 1878.*

TABLE SHOWING THE EMPLOYMENT OF THE TENANTS.

Bakers	11	Hatters	23	Porters	163
Bible Women	7	Harness Makers	8	Printers	69
Bookbinders, &c.	43	Labourers	458	Sawyers	6
Boot and Shoe Makers	23	Lamplighters	9	Shopmen	16
Brewers' Men	39	Laundresses	18	Smiths	39
Bricklayers... ..	9	Leather Dressers	17	Soldiers	13
Brush Makers	3	Letter Carriers, &c.	30	Stevedores	15
Cabinet Makers	7	Lightermen	13	Stokers	14
Cabmen	14	Mangle Women	7	Storekeepers	6
Carmen	77	Mariners	23	Supernumerary Clerks	10
Carpenters	22	Masons	10	Tailors	21
Charwomen	73	Messengers	54	Tanners	9
Coachmen and Stablemen ..	25	Milkmen	5	Tidewaiters	11
Coal Heavers	13	Mustard Makers	16	Time Keepers	11
Coopers	11	Needle Women	113	Turners	7
Costermongers	6	Nurses	14	Various Handicrafts	71
Cork Cutters	4	Office Keepers	7	Waiters	35
Enginemen	33	Painters, &c.	43	Warehouse Labourers	57
Envelope Makers, &c.	15	Pensioners	23	Watchmen	17
Farriers	4	Police Constables	111		

FINANCIAL STATEMENT FOR THE YEAR ENDING 31st DECEMBER, 1877.

FIRST TRUST.

CAPITAL ACCOUNT.

DEBIT—				£	s.	d.	CREDIT—				£	s.	d.
Amount as per last Report	...	...	...	204,194	8	0	Land and Buildings	...	...	...	206,964	9	10
Donation	...	...	...	12,065	0	0	Investments	...	...	...	14,527	0	0
Balance of Income	...	...	...	6,056	6	5	Cash at Bank of England	...	...	...	816	13	5
							Ditto in hands of Secretary	...	...	...	7	11	2
				<u>£222,315</u>	<u>14</u>	<u>5</u>					<u>£222,315</u>	<u>14</u>	<u>5</u>

INCOME ACCOUNT.

RECEIPTS.				£	s.	d.	EXPENDITURE—				£	s.	d.
Rents, Spitalfields Estate	...	...	...	1,071	8	3	Rates, Gas, Water, Superintendence and Repairs.	...	...	...	251	1	9
Do. Islington	...	...	...	1,736	18	1	Spitalfields Estate	...	...	...	595	13	3
Do. Shadwell	...	...	...	1,637	15	6	Islington	...	...	...	708	17	5
Do. Westminster	...	...	...	1,225	17	11	Shadwell	...	...	...	427	1	8
Do. Chelsea	...	...	...	603	0	9	Westminster	...	...	...	237	13	9
Do. Bermondsey	...	...	...	741	18	9	Chelsea	...	...	...	282	1	9
Do. Old Pye Street	...	...	...	827	15	0	Bermondsey	...	...	...	358	7	5
Interest, &c., on Investments	...	...	...	1,267	5	7	Old Pye Street	...	...	...	194	16	5
							Expenses of Management	...	...	...	6,056	6	5
				<u>£9,111</u>	<u>19</u>	<u>10</u>	Balance to Capital Account	...	...	...			
											<u>£9,111</u>	<u>19</u>	<u>10</u>

SECOND TRUST.

CAPITAL ACCOUNT.

DEBIT—				£	s.	d.	CREDIT—				£	s.	d.
Amount as per last Report	...	...	...	439,122	11	11	Land and Buildings	...	...	...	342,468	5	4
Balance of Income	...	...	...	15,727	10	1	Investments	...	...	...	110,511	10	0
							Cash at Bank of England	...	...	...	1,846	13	7
				<u>£454,850</u>	<u>2</u>	<u>0</u>	Ditto in hands of Secretary	...	...	...	23	13	1
											<u>£454,850</u>	<u>2</u>	<u>0</u>

INCOME ACCOUNT.

RECEIPTS—				£	s.	d.	EXPENDITURE—				£	s.	d.
Rents, Blackfriars Road Estate	...	...	...	3,794	1	0	Rates, Gas, Water, Superintendence and Repairs.	...	...	...	1,155	16	11
Do. Stamford Street	...	...	...	4,034	13	0	Blackfriars Road Estate	...	...	...	1,057	13	7
Do. Southwark	...	...	...	3,195	3	3	Stamford Street	...	...	...	667	16	2
Do. Pimlico	...	...	...	2,661	0	5	Southwark	...	...	...	625	4	0
Do. Chelsea	...	...	...	18	0	0	Pimlico	...	...	...	1	8	0
Do. Little Coram Street	...	...	...	133	16	3	Chelsea	...	...	...	328	11	7
Interest, &c., on Investments	...	...	...	5,727	6	5	Expenses of Management	...	...	...	15,727	10	1
							Balance to Capital Account	...	...	...			
				<u>£19,564</u>	<u>0</u>	<u>4</u>					<u>£19,564</u>	<u>0</u>	<u>4</u>

We have examined the above Accounts for the year ending 31st December, 1877, and have compared them with the Books, Vouchers and Securities of the Trusts, and find the same to be correct,

C. F. KEMP, FORD & Co.,
8, WALBROOK, LONDON, E.C.

FIRST TRUST.

CAPITAL ACCOUNT.

Particulars	£	s	d	Particulars	£	s	d
Balance forward	100	0	0	Profit and Loss	100	0	0
Reserve Fund	100	0	0				
Profit and Loss	100	0	0				
Total	200	0	0	Total	200	0	0

INCOME ACCOUNT.

Particulars	£	s	d	Particulars	£	s	d
Interest on Loans	100	0	0	Interest on Loans	100	0	0
Dividends	100	0	0	Dividends	100	0	0
Profit and Loss	100	0	0	Profit and Loss	100	0	0
Total	200	0	0	Total	200	0	0

SECOND TRUST.

CAPITAL ACCOUNT.

Particulars	£	s	d	Particulars	£	s	d
Balance forward	100	0	0	Profit and Loss	100	0	0
Reserve Fund	100	0	0				
Profit and Loss	100	0	0				
Total	200	0	0	Total	200	0	0

INCOME ACCOUNT.

Particulars	£	s	d	Particulars	£	s	d
Interest on Loans	100	0	0	Interest on Loans	100	0	0
Dividends	100	0	0	Dividends	100	0	0
Profit and Loss	100	0	0	Profit and Loss	100	0	0
Total	200	0	0	Total	200	0	0

We hereby certify that the above is a true and correct statement of the affairs of the First Trust, and that the same is in accordance with the provisions of the Act in that behalf made.

C. & W. WIND, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

W. WIND, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

1878

THE FOURTEENTH ANNUAL REPORT

OF THE

TRUSTEES OF THE PEABODY DONATION FUND.

TRUSTEES.

The Rt. Hon. The Earl of DERBY (Chairman).
His Excellency THE UNITED STATES MINISTER.
The Rt. Hon. Sir STAFFORD H. NORTHCOTE, Bart., M.P.

Sir CURTIS M. LAMPSON, Bart.
Sir CHARLES REED, LL.D.
J. S. MORGAN, Esq.

Secretary: J. CROUCH, 64, Queen Street, Cheapside, E.C.

The Trustees submit to the Public their Annual Report for the year 1878.

The net gain of the year has been £21,963 0s. 11d., as shown by the annexed Accounts.

The sum given and bequeathed by Mr. PEABODY was, in 1862, £150,000; in 1866, £100,000; in 1868, £100,000; and in 1873, £150,000; making a total of £500,000; to which has been added money received for Rent and Interest £199,130 17s. 4d., making the total Fund on the 31st of December last £699,130 17s. 4d. Of this amount there was spent to the end of 1878 the sum of £549,947 14s. 3d., thus leaving in the hands of the Trustees at that time £149,183 3s. 1d.

The sum of £9,533 4s. 5d. has been spent during the past year in finishing the buildings at Pimlico, and James Street, Westminster, and these buildings are now fully occupied.

The Trustees have up to the present time provided for the Artizan and Labouring Poor of London 5,170 rooms, exclusive of bath rooms, laundries, and washhouses. These rooms comprise 2,348 separate dwellings, which are occupied by 9,860 individuals. The nature of the occupation of the heads of families is set forth in the subjoined Table.

Many large plots of land acquired by the Metropolitan Board of Works under the powers of the "Artizans Dwellings Act, 1875," in situations where buildings for the Poor are much needed, are now being cleared, and will, ere long, be offered for sale. The Trustees have thought it desirable to delay further purchases of land until some of these plots are brought into the market.

The death rate in the Peabody Buildings for the three years commencing 1st January, 1876, and ending 31st December last, was 20.76 per 1,000, which is about 1.80 in a thousand below the average of all London for the same period. The actual number of deaths is taken from returns furnished by the District Registrars, and the calculation has been checked and confirmed at the General Register Office, Somerset House.

The average weekly earnings of the head of each family in residence at the end of the year was £1 3s. 8d. The average rent of each dwelling was 4s. 4d. per week. The rents in all cases include the free use of water, laundries, sculleries and bath-rooms.

J. CROUCH, *Secretary.*

LONDON, *February*, 1879.

THE RENTS CHARGED AT THE VARIOUS GROUPS OF BUILDINGS ARE SET FORTH IN THE FOLLOWING TABLE.

WHERE SITUATE.	ONE ROOM.	TWO ROOMS.	THREE ROOMS.	FOUR ROOMS
Shadwell	2/ to 2/3	3/ to 3/6	4/ to 4/6	
Chelsea	2/3 to 2/6	3/6 to 3/9	4/6	
Islington	2/6	3/3 to 3/9	5/	
*Spitalfields	2/6	3/6 to 4/	5/	
Bermondsey	2/3 to 2/6	4/ to 4/3	5/ to 5/6	
Westminster	2/6 to 3/3	4/ to 5/6	5/ to 6/9	
Old Pye Street	2/6 to 3/6	3/9 to 4/9	5/ to 5/6	
Blackfriars Road	2/6 to 3/	4/ to 4/6	5/ to 5/9	
Stamford Street ...	2/6 to 3/	4/3 to 4/6	5/ to 5/9	
Southwark Street	3/	4/3 to 4/9	5/3 to 5/9	
Pimlico	2/9 to 3/	4/6	5/9	7/6

* There are three sets of extra large rooms on this property, for which higher rents are charged.

TABLE SHOWING THE EMPLOYMENT OF THE TENANTS.

Bakers 15	Harness Makers 7	Printers 55
Bookbinders, &c. 35	Labourers 494	Sawyers 5
Boot and Shoe Makers 25	Lamplighters 10	Scripture Readers 11
Brewers' Men 38	Laundresses 12	Shopmen 21
Bricklayers... .. 12	Leather Dressers 12	Smiths 31
Brush Makers 4	Letter Carriers, &c. 45	Soldiers 19
Cabinet Makers 10	Lightermen 10	Stevedores 15
Cabmen 21	Mangle Women 10	Stokers 15
Carmen 97	Mariners 13	Storekeepers 21
Carpenters 32	Masons 13	Supernumerary Clerks 4
Charwomen 70	Messengers... .. 66	Tailors 35
Coachmen and Stablemen .. 37	Milkmen 4	Tanners 6
Coal Heavers 5	Mustard Makers 16	Tidewaiters 3
Coopers 7	Needle Women 118	Time Keepers 8
Costermongers 9	Nurses 14	Turners 3
Cork Cutters 5	Office Keepers 14	Various Handicrafts 139
Enginemmen 41	Painters, &c. 42	Waiters 38
Envelope Makers, &c. 16	Pensioners 35	Warehouse Labourers 73
Firemen 6	Police Constables 132	Watchmen 28
Hatters 18	Porters 224	

We have examined the above Accounts for the year ending 31st December, 1878, and have compared them with the Books, Vouchers and Securities of the Trusts, and find the same to be correct,

FIRST TRUST

CAPITAL ACCOUNT

Balance at 1st Jan 1918	£ 100,000
Transfer from Income Account	£ 10,000
Transfer to Income Account	£ 5,000
Balance at 31st Dec 1918	£ 105,000

INCOME ACCOUNT

Interest on Loans	£ 10,000
Dividends	£ 5,000
Rent	£ 2,000
Salaries	£ 1,000
Expenses	£ 1,000
Balance at 1st Jan 1918	£ 100,000
Balance at 31st Dec 1918	£ 105,000

SECOND TRUST

CAPITAL ACCOUNT

Balance at 1st Jan 1918	£ 100,000
Transfer from Income Account	£ 10,000
Transfer to Income Account	£ 5,000
Balance at 31st Dec 1918	£ 105,000

INCOME ACCOUNT

Interest on Loans	£ 10,000
Dividends	£ 5,000
Rent	£ 2,000
Salaries	£ 1,000
Expenses	£ 1,000
Balance at 1st Jan 1918	£ 100,000
Balance at 31st Dec 1918	£ 105,000

1879.
THE FIFTEENTH ANNUAL REPORT
OF THE
TRUSTEES OF THE PEABODY DONATION FUND.

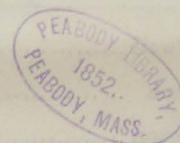
TRUSTEES.

The Right Hon. The Earl of DERBY (Chairman).
His Excellency THE UNITED STATES MINISTER.
The Rt. Hon. Sir Stafford H. NORTHCOTE, Bart., M.P.

Sir CURTIS M. LAMPSON, Bart.
Sir CHARLES REED, LL.D.
J. S. MORGAN, Esq.

G. C. LAMPSON, Esq.

Secretary: J. CROUCH, 64, Queen Street, Cheapside, E.C.



The Trustees submit to the Public their Annual Report for the year 1879.

The net gain of the year has been £24,786 8s. 0d., as shown by the annexed Accounts.

The sum given and bequeathed by Mr. PEABODY was, in 1862, £150,000; in 1866, £100,000; in 1868, £100,000; and in 1873, £150,000; making a total of £500,000; to which has been added money received for Rent and Interest £223,917 5s. 4d., making the total Fund on the 31st December last £723,917 5s. 4d. Of this amount there was spent to the end of 1879 the sum of £549,984 14s. 3d., thus leaving in the hands of the Trustees at that time £173,932 11s. 1d.

The Trustees have up to the present time provided for the Artizan and Labouring Poor of London 5,170 rooms, exclusive of bath rooms, laundries, and washhouses. These rooms comprise 2,355 separate dwellings, which are occupied by 9,905 individuals. The nature of the occupation of the heads of the families is set forth in the subjoined Table.

The Trustees have thought it right to incur no expenditure in new buildings or purchases of land during the year 1879, their reason being that, as stated in the last report, they were awaiting the opportunity to purchase from the Metropolitan Board of Works some of the plots then being cleared and offered for sale under the powers of the "Artizans Dwellings Act, 1875."

They are happy to state that, after protracted negotiations, they have made arrangements for the purpose of acquiring from the Board of Works six plots, covering an area of over nine acres, and situated in the following localities:—Glasshouse Street, near the Mint; Whitecross Street, St. Luke's; Bedfordbury; Great Wild Street, Drury Lane; Pear Tree Court, Clerkenwell; and Old Pye Street, Westminster.

The agreement for the above purchases is now on the point of completion. The price paid will be, including all expenses, about £100,000.

To cover these sites with buildings of the character hitherto erected by the Trustees, will involve an expenditure which cannot fall short of £360,000. In order to meet this outlay which, though ultimately remunerative, is beyond the present means of the Trustees, they have obtained from the Treasury a loan of £300,000 at 3½ per cent.

It is a condition that not more than £100,000 shall be taken up in any one year, and that the whole shall be repaid within fifteen years. With the additional resources so obtained, the Trustees intend at once to begin building operations on the newly acquired sites. When these sites are fully covered, accommodation will be provided upon them for about 10,000 persons.

The death rate in the Peabody Buildings during the past year was 20·09 per 1000, which is about 3·21 in a thousand below the average of all London for the same period. The actual number of deaths is taken from returns furnished by the District Registrars, and the calculation has been checked and confirmed at the General Register Office, Somerset House.

The average weekly earnings of the head of each family in residence, at the end of the year was £1 3s. 10d. The average rent of each dwelling was 4s. 4½d. per week, and of each room 1s. 11½d. The rents in all cases include the free use of water, laundries, sculleries, and bath-rooms.

J. CROUCH, Secretary.

LONDON, February, 1880.

THE RENTS CHARGED AT THE VARIOUS GROUPS OF BUILDINGS ARE SET FORTH IN THE FOLLOWING TABLE.

WHERE SITUATE.	ONE ROOM.	TWO ROOMS.	THREE ROOMS.	FOUR ROOMS.
Shadwell	2/ to 2/3	3/ to 3/3	4/ to 4/6	
Chelsea	2/3 to 2/6	3/6 to 4/	4/6 to 4/9	
Islington	2/6	3/3 to 3/9	5/	
*Spitalfields	2/6	3/6 to 4/	5/	
Bermondsey	2/3 to 2/6	4/ to 4/3	5/ to 5/6	
Westminster	2/6 to 3/3	4/ to 5/6	5/ to 6/9	
Old Pye Street	2/6 to 3/6	3/9 to 4/9	5/ to 5/6	
Blackfriars Road.....	2/6 to 3/	4/ to 4/6	5/ to 5/9	
Stamford Street	2/6 to 3/	4/3 to 4/6	5/ to 5/9	
Southwark Street	3/	4/3 to 4/9	5/3 to 5/9	
Pimlico	2/9 to 3/	4/6	5/9	7/6

*There are three sets of extra large rooms on this property, for which higher rents are charged.

TABLE SHOWING THE EMPLOYMENT OF THE TENANTS.

Bakers 17	Labourers 402	Servants 18
Bookbinders, &c. ... 31	Lamplighters ... 14	Shipwrights ... 6
Boot and Shoe Makers ... 21	Laundresses ... 11	Shopmen 23
Brewers' Men 59	Leather Dressers ... 15	Smiths 25
Bricklayers... .. 16	Letter Carriers, &c. ... 45	Soldiers 15
Brush Makers 3	Lightermen 16	Stevedores 18
Cabinet Makers 11	Mangle Women 17	Stokers 17
Cabmen 16	Mariners 16	Storekeepers ... 17
Carmen 99	Masons 9	Supernumerary Clerks ... 10
Carpenters 27	Messengers... .. 72	Tailors 37
Charwomen 55	Mustard Makers 18	Tanners 8
Coachmen and Stablemen 30	Needle Women 130	Tidewaiters 13
Coal Heavers 10	Nurses 25	Time Keepers ... 9
Coopers 8	Office Keepers 3	Turners 7
Costermongers 8	Painters, &c. 53	Various Handicrafts ... 74
Cork Cutters 4	Pensioners 48	Waiters 42
Enginemen 43	Police Constables ... 133	Warders 6
Envelope Makers, &c. ... 15	Porters... .. 263	Warehouse Labourers ... 67
Firemen 9	Printers 60	Watchmen 26
Hatters 13	Sawyers 3	
Harness Makers 10	Scripture Readers ... 12	

FINANCIAL STATEMENT FOR THE YEAR ENDING 31st DECEMBER, 1879.

FIRST TRUST.

CAPITAL ACCOUNT.

DEBIT—				CREDIT—			
		£	s. d.			£	s. d.
Amount as per last Report	...	227,674	10 10	Land and Buildings	...	209,825	12 4
Balance of Income	...	6,565	14 9	Investments	...	14,527	0 0
				Cash at Interest	...	7,000	0 0
				Ditto at Bank of England	...	2,872	2 1
				Ditto in hands of Secretary	...	15	11 2
		<u>£234,240</u>	<u>5 7</u>			<u>£234,240</u>	<u>5 7</u>

INCOME ACCOUNT.

RECEIPTS—				EXPENDITURE—			
		£	s. d.			£	s. d.
Rents, Spitalfields Estate	...	1,107	6 10	Rates, Gas, Water, Superintendence and Repairs.	...	245	12 10
Do. Islington	...	1,731	19 7	Spitalfields Estate	...	548	8 0
Do. Shadwell	...	1,667	18 0	Islington	...	646	11 0
Do. Westminster	...	1,899	17 8	Shadwell	...	557	4 10
Do. Chelsea	...	611	9 6	Westminster	...	249	15 8
Do. Bermondsey	...	690	19 3	Chelsea	...	373	14 5
Do. Old Pye Street	...	1,969	17 9	Bermondsey	...	835	19 5
Interest, &c., on Investments	...	658	15 8	Old Pye Street	...	315	3 4
		<u>£10,338</u>	<u>4 3</u>	Expenses of Management	...	6,565	14 9
				Balance to Capital Account	...		
						<u>£10,338</u>	<u>4 3</u>

SECOND TRUST.

CAPITAL ACCOUNT.

DEBIT—				CREDIT—			
		£	s. d.			£	s. d.
Amount as per last Report	...	471,456	6 6	Land and Buildings	...	340,159	1 11
Balance of Income	...	18,220	13 3	Investments	...	128,127	2 6
				Cash at Interest	...	19,000	0 0
				Ditto at Bank of England	...	2,366	12 5
				Ditto in hands of Secretary	...	24	2 11
		<u>£489,676</u>	<u>19 9</u>			<u>£489,676</u>	<u>19 9</u>

INCOME ACCOUNT.

RECEIPTS—				EXPENDITURE—			
		£	s. d.			£	s. d.
Rents, Blackfriars Road Estate	...	3,830	3 9	Rates, Gas, Water, Superintendence and Repairs.	...	1,166	1 9
Do. Stamford Street	...	4,041	1 8	Blackfriars Road Estate	...	886	11 8
Do. Southwark	...	3,191	16 6	Stamford Street	...	783	1 11
Do. Pimlico	...	6,120	14 11	Southwark	...	1,194	1 2
Do. Chelsea	...	25	0 0	Pimlico	...	2	0 0
Do. Little Coram Street	...	131	9 3	Chelsea	...	488	4 8
Interest, &c., on Investments	...	5,400	8 4	Expenses of Management	...	18,220	13 3
		<u>£22,740</u>	<u>14 5</u>	Balance to Capital Account	...		
						<u>£22,740</u>	<u>14 5</u>

We have examined the above Accounts for the year ending 31st December, 1879, and have compared them with the Books, Vouchers and Securities of the Trusts, and find the same to be correct,

C. F. KEMP, FORD & Co.,

8, WALBROOK, LONDON, E.C.

1880

THE SIXTEENTH ANNUAL REPORT

OF THE

TRUSTEES OF THE PEABODY DONATION FUND.

TRUSTEES.

The Right Hon. The Earl of DERBY (Chairman).

His Excellency THE UNITED STATES MINISTER.
The Rt. Hon. Sir Stafford H. NORTHCOTE, B.T., G.C.B., M.P.
Sir CURTIS M. LAMPSON, Bart.

Sir CHARLES REED, L.L.D., M.P.
J. S. MORGAN, Esq.
G. C. LAMPSON, Esq.

Secretary: J. CROUCH, 64, Queen Street, Cheapside, E.C.

The Trustees submit to the Public their Annual Report for the year 1880.

The net gain of the year, from rents and interest, has been £25,276. 11s. 8d., and on land sold at Chelsea, £1,503. 6s., making in the whole £26,779. 17s. 8d., as shown by the annexed Accounts.

The sum given and bequeathed by Mr. PEABODY was, in 1862, £150,000; in 1866, £100,000; in 1868, £100,000; and in 1873, £150,000; making a total of £500,000; to which has been added money received for Rent and Interest, £250,697. 3s., making the total Fund on the 31st December last £750,697. 3s. Of this amount there was spent at the end of 1880 the sum of £594,197. 10s. 4d., thus leaving in the hands of the Trustees at that time £156,499. 12s. 8d.

The Trustees have up to the present time provided for the Artizan and Labouring Poor of London 5,170 rooms, exclusive of bath rooms, laundries, and washhouses. These rooms comprise 2,355 separate dwellings, which are occupied by 9,899 individuals. The nature of the occupation of the heads of the families is set forth in the subjoined Table.

Of the six plots of land purchased from the Metropolitan Board of Works, referred to in last year's report, the Trustees have to state as follows:—

Glasshouse Street.—Possession of this site was acquired on the 4th of March last, and ten blocks of buildings, containing 630 rooms, are nearly completed, and will be opened in the spring.

Bedfordbury.—The greater part of this site was made over to the Trustees on the 26th of May last, and four blocks, containing 280 rooms, were at once commenced. These, it is hoped, will be ready for occupation at the end of the summer. The remainder of this site did not become available until the 22nd of November. On this part a building, to contain 84 rooms, will soon be commenced.

Great Wild Street.—Possession of this site was obtained on the 7th of July, and soon afterwards thirteen buildings, to contain 819 rooms, were commenced. These will probably be finished during the present year.

Whitecross Street.—Only two small parts of this site are in possession of the Trustees, and as yet no buildings have been commenced, the area being too small to build upon with advantage.

Old Pye Street and Pear Tree Court.—These sites are not yet in the hands of the Trustees.

The Trustees hope that before the close of the present year they will have provided additional accommodation for 760 families, or upwards of 3,500 individuals.

The death rate in the Peabody Buildings during the past year was 19.71 per 1,000, which is about 2.49 in a thousand below the average of all London for the same period. The actual number of deaths is taken from returns furnished by the District Registrars, and the calculation has been checked and confirmed at the General Register Office, Somerset House.

The average weekly earnings of the head of each family in residence at the end of the year was £1. 3s. 4½d. The average rent of each dwelling was 4s. 4½d. per week, and of each room 1s. 11½d. The rents in all cases include the free use of water, laundries, sculleries, and bath-rooms.

J. CROUCH, *Secretary.*

LONDON, February, 1881.

THE RENTS CHARGED AT THE VARIOUS GROUPS OF BUILDINGS ARE SET FORTH IN THE FOLLOWING TABLE

WHERE SITUATE.	ONE ROOM.	TWO ROOMS.	THREE ROOMS.	FOUR ROOMS.
Shadwell	2/ to 2/3	3/ to 3/3	4/ to 4/6	
Chelsea	2/3 to 2/6	3/6 to 4/	4/6 to 4/9	
Islington	2/6	3/3 to 3/9	5/	
*Spitalfields	2/6	3/6 to 4/	5/	
Bermondsey	2/3 to 2/6	4/ to 4/3	5/ to 5/6	
Westminster	2/6 to 3/3	4/ to 5/6	5/ to 6/9	
Old Pye Street	2/6 to 3/6	3/6 to 4/9	5/ to 5/6	
Blackfriars Road	2/6 to 3/	3/9 to 4/6	4/9 to 5/9	
Stamford Street	2/9 to 3/	4/3 to 4/6	5/ to 5/9	
Southwark Street	3/	4/3 to 4/9	5/3 to 5/9	
Pimlico	2/9 to 3/	4/6	5/9	7/6

*There are three sets of extra large rooms on this property, for which higher rents are charged.

TABLE SHOWING THE EMPLOYMENT OF THE TENANTS.

Bakers 19	Lamplighters 14	Shipwrights 7
Bookbinders, &c. 35	Laundresses 12	Shopmen 28
Boot and Shoe Makers 28	Leather Dressers 16	Smiths 35
Brewers' Men 58	Letter Carriers, &c. 51	Soldiers 13
Bricklayers... .. 16	Lightermen 10	Stevedores 22
Cabinet Makers 8	Mangle Women 14	Stokers 17
Cabmen 17	Mariners 16	Storekeepers 11
Carmen 95	Masons 16	Supernumerary Clerks 7
Carpenters 29	Messengers... .. 61	Tailors 35
Charwomen 84	Mustard Makers 14	Tanners 5
Coachmen and Stablemen 33	Needle Women 135	Ticket Collectors 6
Coal Heavers 5	Nurses 22	Tidewaiters 11
Coopers 6	Office Keepers 8	Time Keepers 12
Costermongers 10	Painters, &c. 46	Turners 7
Cork Cutters 4	Pensioners 48	Various Handicrafts 42
Enginemen 45	Police Constables 125	Waiters 36
Envelope Makers, &c. 10	Porters... .. 285	Warders 5
Firemen 7	Printers 62	Warehouse Labourers 76
Hatters 12	Sawyers 4	Watchmen 37
Harness Makers 8	Scripture Readers 8	
Labourers 399	Servants 23	

8, WALBROOK, LONDON, E.C.

ANNUAL STATEMENT FOR THE YEAR ENDING 31st DECEMBER 1880

FIRST TRUST

CAPITAL ACCOUNT

Balance forward 1879 £ 100 0 0
To Profit and Loss 1880 10 0 0
By Balance 1881 110 0 0

INCOME ACCOUNT

Particulars	1880	1881
Interest on Loans	£ 10 0 0	£ 10 0 0
Dividends	5 0 0	5 0 0
Rent	2 0 0	2 0 0
Other Income	3 0 0	3 0 0
Total	20 0 0	20 0 0

SECOND TRUST

CAPITAL ACCOUNT

Balance forward 1879 £ 100 0 0
To Profit and Loss 1880 10 0 0
By Balance 1881 110 0 0

INCOME ACCOUNT

Particulars	1880	1881
Interest on Loans	£ 10 0 0	£ 10 0 0
Dividends	5 0 0	5 0 0
Rent	2 0 0	2 0 0
Other Income	3 0 0	3 0 0
Total	20 0 0	20 0 0

Dec 3 1882

THE SEVENTEENTH ANNUAL REPORT

OF THE

TRUSTEES OF THE PEABODY DONATION FUND.

TRUSTEES.

The Right Hon. The Earl of DERBY (Chairman).
His Excellency THE UNITED STATES MINISTER.
The Rt. Hon. Sir Stafford H. NORTHCOTE, Bart., G.C.B., M.P.

Sir CURTIS M. LAMPSON, Bart.
J. S. MORGAN, Esq.
G. C. LAMPSON, Esq.

Secretary: J. CROUCH, 64, Queen Street, Cheapside, E.C.

The Trustees submit to the Public their Annual Report for the year 1881.

The net gain of the year, from rents and interest, has been £29,751 1s. 9d., as shown by the annexed Accounts.

The sum given and bequeathed by Mr. PEABODY was, in 1862, £150,000; in 1866, £100,000; in 1868, £100,000; and in 1873, £150,000; making a total of £500,000; to which has been added money received for Rent and Interest, £280,448 4s. 9d., making the total Fund on the 31st of December last £780,448 4s. 9d. The Trustees have borrowed and are owing the Public Works Loan Commissioners £62,833 6s. 8d. The expenditure to the end of the year has been £781,040 9s. 7d.

Up to the end of the year, the Trustees had provided for the Artizan and Labouring Poor of London 6,160 rooms, exclusive of bath rooms, laundries, and washhouses. These rooms comprised 2,787 separate dwellings, which were occupied by 11,459 persons. The nature of the occupation of the heads of the families is set forth in the subjoined Table.

Of the six plots of land purchased of the Metropolitan Board of Works, referred to in the Report for 1880, the Trustees have to state as follows:—

The eleven blocks of buildings in Glasshouse Street, Whitechapel, containing 628 rooms, were fully occupied at Midsummer, and the five blocks in Bedfordbury, containing 362 rooms, were completed and tenanted, in November. The thirteen blocks in Great Wild Street, containing 808 rooms, are now finished and being let. At Old Pye Street, Westminster, fifteen blocks are in a forward state, and will be ready for occupation by Midsummer. The Trustees are in possession of only a portion of the Whitecross Street site, on which they have commenced the erection of six buildings. At Pear Tree Court, building operations have been delayed in consequence of negotiations with the Board of Works and the Parish Authorities for the alteration of roads.

Four hundred and thirty-two new dwellings have been opened by the Trustees during the past year, and for these there have been upwards of three thousand applicants.

The death-rate in the Peabody Buildings for the year was 17.22 per 1,000, which is about 3.98 in a thousand below the average of all London for the same period. The actual number of deaths is taken from returns furnished by the District Registrars, and the calculation has been checked and confirmed at the General Register Office, Somerset House.

The average weekly earnings of the head of each family in residence at the close of the year was £1 3s. 7½d. The average rent of each dwelling was 4s. 5¼d., per week, and of each room 2s. The rents in all cases include the free use of water, laundries, sculleries, and bath-rooms.

The Trustees avail themselves of this opportunity of removing a misapprehension which, from occasional notices in the public Press, they have reason to suppose is entertained in many quarters.

It is objected that the Trustees, in following the system on which they have now acted for nearly twenty years, have departed from the expressed intentions of the founder, and that the benefits of the Fund are enjoyed by a class for which they were not originally designed.

To the above objections it is sufficient answer to say that the late Mr. Peabody, with whom three of the Trustees lived on terms of intimacy and confidence, was fully cognisant of, and was consulted upon, the precise application of the funds bestowed by him, and that four years after the date of his first gift, and subsequent to the construction and occupation of the Spitalfields and Islington Buildings, he wrote in the following manner to the Trustees :—

“ I cannot but express my grateful thanks for your constant attendance at the meetings of the Board, and my gratification at the great success that has attended your labours.”

“ The Capital will form a fund, the operation of which is intended to be progressive in its usefulness, as applied to the relief of the poor of London so correctly defined in your recent report.”

In the report here alluded to by Mr. Peabody, issued in December, 1865, the occupants of the buildings were set forth as including such classes as charwomen, monthly nurses, basket makers, butchers, carpenters, firemen, labourers, porters, omnibus drivers, sempstresses, shoemakers, tailors, waiters, warehousemen, watch finishers, turners, stay makers, smiths, sawyers, printers, painters, laundresses, letter carriers, artificial flower makers, dressmakers, carmen, cabinet makers, bookbinders and others, being of the same class as the inmates of the present buildings.

Again at a later date, in the Trust Deed dated 31st May, 1869, prepared under the personal supervision of Mr. Peabody, the following passages occur :—

“ The operation of the Fund is intended to be progressive in its usefulness.”

“ It will act more powerfully in future generations than in the present. It is intended to endure for ever; and it is the ardent hope and trust of the said George Peabody that within a century the annual receipts from rents for buildings of the improved class, hereby authorised, may present such a return that there may not be a poor labouring man of good character in London who could not obtain comfortable and healthful lodgings for himself and his family at a cost within his means.”

It is clear from the above extracts that Mr. Peabody fully understood and personally sanctioned the two leading principles on which his Fund has, since its origin, been administered. First, that the buildings shall be occupied by tenants of the working classes, paying a reasonable rent; Second, that the income thus obtained shall be applied to the construction from time to time of fresh buildings similar to those already existing, so that the operation of the Fund may admit of indefinite though gradual extension. On this system the Trustees have acted from the first and will continue to act in the future; believing that by so doing they are carrying out the wishes of the donor, and conferring a lasting benefit on the working poor of London.

J. CROUCH, *Secretary.*

LONDON, February, 1882.

Dec 3 1882

THE RENTS CHARGED AT THE VARIOUS GROUPS OF BUILDINGS ARE SET FORTH IN THE FOLLOWING TABLE.

WHERE SITUATE.	ONE ROOM.	TWO ROOMS.	THREE ROOMS.	FOUR ROOMS.
Shadwell	2/ to 2/3	3/ to 3/3	4/ to 4/6	
Chelsea	2/3 to 2/6	3/6 to 4/	4/6 to 4/9	
Islington	2/6	3/3 to 3/9	5/	
Spitalfields	2/6	3/6 to 4/	5/	
Bermondsey	2/3 to 2/6	4/ to 4/3	5/ to 5/6	
Westminster	2/6 to 3/3	4/ to 5/6	5/ to 6/9	
Old Pye Street	2/6 to 3/6	3/6 to 4/9	5/ to 5/6	
Blackfriars Road.....	2/6 to 3/	3/9 to 4/6	4/9 to 5/9	
Stamford Street.....	2/9 to 3/	4/3 to 4/6	5/ to 5/9	
Southwark Street.....	3/	4/3 to 4/9	5/3 to 5/9	
Pimlico	2/9 to 3/	4/6	5/9	7/6
Whitechapel	3/	4/3 to 4/9	5/3 to 5/9	
Bedfordbury	2/9 to 3/3	5/ to 5/3	5/6 to 6/6	7/ to 7/6

TABLE SHOWING THE EMPLOYMENT OF THE TENANTS.

Bakers 21	Hatters 14	Scripture Readers 4
Bookbinders, &c. 37	Harness Makers 8	Servants 37
Boot and Shoe Makers 29	Labourers 448	Shipwrights 7
Brass Finishers 13	Lamplighters 9	Shopmen 38
Brewers' Men... .. 47	Laundresses 13	Smiths 36
Bricklayers 17	Leather Dressers 13	Soldiers 18
Butchers 6	Letter Carriers, &c. 54	Stevedores 25
Cabinet Makers 12	Lightermen 15	Stokers 26
Cabmen 15	Mangle Women 15	Storekeepers 15
Carmen 127	Mariners 15	Superintendents 12
Carpenters 35	Masons 14	Supernumerary Clerks 13
Cellarmen 14	Messengers 80	Tailors 49
Charwomen 89	Mustard Makers 6	Tanners 8
Coachmen and Stablemen 39	Needle Women 149	Ticket Collectors 6
Coal Heavers... .. 9	Nurses... .. 29	Tidewaiters 15
Coopers 10	Office Keepers 9	Time Keepers... .. 15
Costermongers 11	Packers 24	Tin Plate Worker 7
Cork Cutters 4	Painters, &c. 55	Turners 6
Engine Men 44	Pensioners 53	Upholsterers 6
Envelope Makers, &c. 10	Plumbers 8	Various Handicrafts 82
Firemen 9	Police Constables 166	Waiters 39
French Polishers 8	Porters 299	Warders 6
Gardeners 11	Printers 65	Warehouse Labourers 92
Guards 6	Sawyers 6	Watchmen 28

FINANCIAL STATEMENT FOR THE YEAR ENDING 31st DECEMBER, 1881

FIRST TRUST.

CAPITAL ACCOUNT.

DEBIT—		£	s.	d.
Amount as per last Report	...	240,054	12	6
Balance of Income	...	8,761	8	5
		£248,816	0	11

CREDIT—		£	s.	d.
Land and Buildings	...	212,021	5	8
Cash at Interest	...	35,428	6	
Ditto at Bank of England	...	1,348	3	
Ditto in hands of Secretary	...	18	6	
		£248,816	0	11

INCOME ACCOUNT.

RECEIPTS—		£	s.	d.
Rents, Spitalfields Estate	...	1,071	3	6
Do. Islington	...	1,720	9	5
Do. Shadwell	...	1,699	1	0
Do. Westminster	...	1,911	0	6
Do. Chelsea	...	619	4	9
Do. Bermondsey	...	685	18	6
Do. Old Pye Street	...	1,959	9	9
Great Peter Street	...	30	19	0
Interest, &c., on Investments	...	3,028	5	11
		£12,725	12	4

EXPENDITURE—		£	s.	d.
Rates, Gas, Water, Superintendence and Repairs.	...	471	9	4
Spitalfields Estate	...	614	18	7
Islington	...	678	5	8
Shadwell	...	608	19	8
Westminster	...	267	17	4
Chelsea	...	338	11	7
Bermondsey	...	618	6	0
Old Pye Street	...	19	10	7
Great Peter Street	...	346	5	2
Expenses of Management	...	8,761	8	5
Balance to Capital Account	...	£12,725	12	4

SECOND TRUST.

CAPITAL ACCOUNT.

DEBIT—		£	s.	d.
Amount as per last Report	...	510,642	10	6
Due to Public Works Loan Commissioners	...	62,833	6	8
Balance of Income	...	20,989	13	4
		£594,465	10	6

CREDIT—		£	s.	d.
Land and Buildings	...	569,019	3	8
Cash at Interest	...	23,571	14	0
Ditto at Bank of England	...	1,869	11	4
Ditto in hands of Secretary	...	5	1	6
		£594,465	10	6

INCOME ACCOUNT.

RECEIPTS—		£	s.	d.
Rents, Blackfriars Road Estate	...	3,853	7	6
Do. Stamford Street	...	4,022	12	1
Do. Southwark	...	3,190	11	0
Do. Pimlico	...	6,118	12	11
Do. Whitechapel	...	1,964	12	3
Do. Bedfordbury	...	546	13	6
Do. Little Coram Street	...	88	3	0
Interest, &c., on Investments	...	7,941	2	10
		£27,725	15	1

EXPENDITURE—		£	s.	d.
Rates, Gas, Water, Superintendence and Repairs.	...	1,920	19	5
Blackfriars Road Estate	...	1,082	0	4
Stamford Street	...	863	16	4
Southwark	...	1,783	6	11
Pimlico	...	431	18	7
Whitechapel	...	88	9	3
Bedfordbury	...	107	2	8
Great Wild Street	...	458	8	3
Expenses of Management	...	20,989	13	4
Balance to Capital Account	...	£27,725	15	1

We have examined the above Accounts for the year ending 31st December, 1881, and have compared them with the Books, Vouchers, and Securities of the Trusts, and find the same to be correct,

C. F. KEMP, FORD & Co.,
8, WALBROOK, LONDON, E.C.

1882

THE EIGHTEENTH ANNUAL REPORT

OF THE

TRUSTEES OF THE PEABODY DONATION FUND.

TRUSTEES.

The Right Hon. The Earl of DERBY (Chairman).
His Excellency THE UNITED STATES MINISTER.
The Rt. Hon. Sir Stafford H. NORTHCOTE, Bart., G.C.B., M.P.

Sir CURTIS M. LAMPSON, Bart.
J. S. MORGAN, Esq.
G. C. LAMPSON, Esq.

Secretary: J. CROUCH, 64, Queen Street, Cheapside, E.C.

The Trustees submit to the Public their Annual Report for the year 1882.

The net gain of the year, from rents and interest, has been £24,162 14s. 9d., as shown by the annexed Accounts.

The sum given and bequeathed by Mr. PEABODY was, in 1862, £150,000; in 1866, £100,000; in 1868, £100,000; and in 1873, £150,000; making a total of £500,000; to which has been added money received for Rent and Interest, £304,610 19s. 6d., making the total Fund on the 31st of December last £804,610 19s. 6d. The Trustees have borrowed from the Public Works Loan Commissioners £265,000, of which amount they have paid off £9,833 6s. 8d., leaving a balance of £255,166 13s. 4d. due to the Commissioners.

The expenditure on Land and Buildings to the end of the year amounted to £970,500 14s. 1d.

Since the last Report the Trustees have opened 13 blocks of buildings at Great Wild Street, containing 808 rooms, and 15 blocks at Old Pye Street, Westminster, containing 861 rooms, all of which are now occupied. Thirty-three blocks are now in course of erection at Whitecross Street, of which six will be tenanted within the next few weeks. The 33 blocks on this site will contain 1885 rooms, which, it is hoped, will all be occupied during the year. Of the property bought of the Metropolitan Board of Works there remains only one plot not yet built upon, viz., Pear Tree Court, Clerkenwell. The works on this site will be commenced almost immediately.

Up to the end of the year the Trustees had provided for the artizan and labouring poor of London 7,829 rooms, exclusive of bath-rooms, laundries, and washhouses. These rooms comprise 3,533 separate dwellings, occupied by 14,604 persons.

The nature of the occupation of the head of each family is set forth in the subjoined table.

The average weekly earnings of the head of each family in residence at the close of the year was £1 3s. 6½d. The average rent of each dwelling was 4s. 7d. per week, and of each room 2s. 1d. The rents in all cases include the free use of water, laundries, sculleries, and bath-rooms.

The birth-rate for the year in the buildings reached 45.04 per 1,000, which is 10.74 per 1,000 above that of all London for the same period. The death-rate was 18.42 per 1,000, which is 2.98 per 1,000 less than London. The infant mortality was 137.41 in each 1,000 births, or 13.59 per 1,000 below that of London. The actual number of births and deaths are from returns furnished by the District Registrar, and the calculations have been checked and confirmed at the General Register Office, Somerset House.

J. CROUCH, *Secretary.*

LONDON, *February*, 1883.

THE RENTS CHARGED AT THE VARIOUS GROUPS OF BUILDINGS ARE SET FORTH IN THE FOLLOWING TABLE.

WHERE SITUATE.	ONE ROOM.	TWO ROOMS.	THREE ROOMS.	FOUR ROOMS.
Shadwell	2/ to 2/3	3/ to 3/6	4/ to 4/6	
Chelsea	2/3 to 2/6	3/6 to 4/	4/6 to 4/9	
Islington	2/6	3/3 to 3/9	5/	
Spitalfields	2/6	3/6 to 4/	5/	
Bermondsey	2/3 to 2/6	4/ to 4/3	5/ to 5/6	
Westminster	2/6 to 3/3	3/6 to 5/6	5/ to 6/9	
Old Pye Street	2/6 to 3/6	3/6 to 4/9	5/ to 5/6	
Blackfriars Road	2/6 to 3/	3/9 to 4/6	4/9 to 5/9	
Stamford Street	2/9 to 3/	4/3 to 4/6	5/ to 5/9	
Southwark Street	3/	4/3 to 4/9	5/3 to 5/9	
Pimlico	2/9 to 3/	4/6	5/9	7/6
Whitechapel	3/	4/3 to 4/9	5/3 to 5/9	
Bedfordbury	2/9 to 3/3	5/ to 5/3	5/6 to 6/6	7/ to 7/6
Great Wild Street	2/6 to 3/	4/3 to 5/	5/ to 6/6	
Old Pye Street	2/9 to 3/3	4/3 to 5/6	5/3 to 7/3	7/6

TABLE SHOWING THE EMPLOYMENT OF THE TENANTS.

Bakers 21	Gas Fitters 5	Servants 51
Bookbinders, &c. 48	Guards 6	Shipwrights 7
Boot and Shoe Makers 29	Hatters 15	Shopmen 37
Brass Finishers 16	Harness Makers 12	Smiths 43
Brewers' Men 47	Labourers 504	Soldiers 24
Bricklayers 20	Lamplighters 24	Stevedores 21
Brushmakers 4	Laundresses 11	Stokers 13
Butchers 8	Leather Dressers 20	Storekeepers 17
Cabinet Makers 10	Letter Carriers, &c. 78	Superintendents 13
Cabmen 20	Lightermen 15	Supernumerary Clerks 12
Carmen 129	Mangle Women 20	Tailors 70
Carpenters 43	Masons 12	Tanners 8
Cellarmen 23	Messengers 123	Ticket Collectors 7
Charwomen 129	Mustard Makers 6	Tidewaiters 22
Checkers 12	Needle women 230	Time Keepers 10
Coachmen and Stablemen 67	Nurses 30	Tin Plate Workers 12
Cooks 8	Office Keepers 20	Turners 9
Coopers 15	Packers 54	Upholsterers 6
Costermongers 16	Painters, &c. 71	Various Handicrafts 110
Cork Cutters 4	Pensioners 27	Waiters 70
Engine Men 44	Plumbers 7	Warders 4
Envelope Makers, &c. 9	Police Constables 228	Warehouse Labourers 126
Firemen 13	Porters 389	Watchmen 34
French Polishers 8	Printers 98	Wireworkers 5
Furriers 7	Sailors 22	
Gardeners 15	Scripture Readers 2	

FINANCIAL STATEMENT FOR THE YEAR ENDING 31st DECEMBER, 1882.

FIRST TRUST.

CAPITAL ACCOUNT.

DEBIT—		£	s.	d.
Amount as per last Report	...	248,816	0	11
Balance of Income	...	6,439	0	6
		£255,255	1	5

CREDIT—		£	s.	d.
Land and Buildings	...	213,238	1	5
Investments	...	40,261	12	6
Cash at Bank of England	...	1,735	8	1
Ditto in hands of Secretary	...	19	19	5
		£255,255	1	5

INCOME ACCOUNT.

RECEIPTS—		£	s.	d.
Rents, Spitalfields Estate	...	1,034	8	1
Do. Islington	...	1,731	8	10
Do. Shadwell	...	1,725	10	3
Do. Westminster	...	1,907	5	0
Do. Chelsea	...	621	8	9
Do. Bermondsey	...	711	4	3
Do. Old Pye Street	...	1,927	3	9
Great Peter Street	...	105	18	9
Interest, &c., on Investments	...	1,094	15	8
		£10,859	3	4

EXPENDITURE—		£	s.	d.
Rates, Gas, Water, Superintendence and Repairs.	...	473	12	2
Spitalfields Estate	...	867	19	3
Islington	...	975	11	9
Shadwell	...	526	15	2
Westminster	...	230	14	10
Chelsea	...	429	9	11
Bermondsey	...	546	0	4
Old Pye Street	...	20	14	4
Great Peter St.,	...	349	5	1
Expenses of Management	...	6,439	0	6
Balance to Capital Account	...	£10,859	3	4

SECOND TRUST.

CAPITAL ACCOUNT.

DEBIT—		£	s.	d.
Amount as per last Report	...	531,632	3	10
Due to Public Works Loan Commissioners	...	255,166	13	4
Balance of Income	...	17,723	14	3
		£804,522	11	5

CREDIT—		£	s.	d.
Land and Buildings	...	757,262	12	8
Cash at Interest	...	26,360	4	0
Ditto at Bank of England	...	895	10	2
Ditto in hands of Secretary	...	4	4	7
		£804,522	11	5

INCOME ACCOUNT.

RECEIPTS—		£	s.	d.
Rents, Blackfriars Road Estate	...	3,853	9	6
Do. Stamford Street	...	4,014	3	3
Do. Southwark	...	3,201	1	3
Do. Pimlico	...	6,100	6	8
Do. Whitechapel	...	3,498	5	3
Do. Bedfordbury	...	2,036	8	9
Do. Great Wild Street	...	3,881	2	0
Do. Old Pye Street	...	2,087	19	6
Do. Little Coram Street	...	56	4	4
		£28,729	0	6

EXPENDITURE—		£	s.	d.
Rates, Gas, Water, Superintendence and Repairs.	...	966	17	9
Blackfriars Road Estate	...	1,372	0	11
Stamford Street	...	853	15	4
Southwark	...	1,520	4	11
Pimlico	...	938	13	10
Whitechapel	...	419	11	6
Bedfordbury	...	1,024	0	6
Great Wild Street	...	449	17	4
Old Pye Street	...	2,963	8	6
Interest on Loans, &c.	...	496	15	8
Expenses of Management	...	17,723	14	3
Balance to Capital Account	...	£28,729	0	6

We have examined the above Accounts for the year ending 31st December, 1882, and have compared them with the Books, Vouchers, and Securities of the Trusts, and find the same to be correct,

C. F. KEMP, FORD & Co.,
8, WALBROOK, LONDON, E.C.

FINANCIAL STATEMENT FOR THE YEAR ENDING 31st DECEMBER 1933

FIRST TRUST

CAPITAL ACCOUNT

Balance at 1st Jan 1933	£ 100,000
Profit for year	£ 10,000
Transfer to Income Account	£ 5,000
Balance at 31st Dec 1933	£ 105,000

INCOME ACCOUNT

Interest on investments	£ 10,000
Dividends	£ 5,000
Income tax	£ 5,000
Transfer to Capital Account	£ 5,000
Balance at 31st Dec 1933	£ 10,000

SECOND TRUST

CAPITAL ACCOUNT

Balance at 1st Jan 1933	£ 100,000
Profit for year	£ 10,000
Transfer to Income Account	£ 5,000
Balance at 31st Dec 1933	£ 105,000

INCOME ACCOUNT

Interest on investments	£ 10,000
Dividends	£ 5,000
Income tax	£ 5,000
Transfer to Capital Account	£ 5,000
Balance at 31st Dec 1933	£ 10,000

Prepared by the Trustees of the First Trust
Signed by the Trustees
187-82-22

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